



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-62104/2026-0080

202685000127

FILED

February 4, 2026

HUGH NGUYEN

CLERK - RECORDER

By 
Deputy clerk

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

CEDARWOODS FULLERTON PROJECT

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☒ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 02/04/2026
Posted 02/04/2026 Removed _____
Returned to agency on _____
DEPUTY 878

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

FEB 04 2026

Notice of Determination

HUGH NGUYEN, CLERK-RECORDER

Appendix D

BY: EV DEPUTY

To:

☐ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

From:

Public Agency: City of FullertonAddress: 303 West Commonwealth AvenueFullerton, California 92832Contact: David LopezPhone: (714) 738-6878☒ County ClerkCounty of: OrangeAddress: 601 N. Ross StreetSanta Ana, CA 92701

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.State Clearinghouse Number (if submitted to State Clearinghouse): 2025110235Project Title: Cedarwoods Fullerton ProjectProject Applicant: LTCGG LLC 13925 City Center Dr Suite 200, Chino Hills, CA 91706Project Location (include county): 2461-2495 East Orangethorpe Avenue, Fullerton, Orange County CA 92838

Project Description:

The Project is located on one approximately 4.79-acre (rounded to 4.8 acres) currently developed parcel (Assessor's Parcel Number [APN] 338-172-24) located at 2461-2495 East Orangethorpe Avenue. The Applicant is proposing the demolition of the existing approximately 85,700-square-foot Cedarwoods Business Park and the construction and operation of a new 110,232-square-foot warehouse facility with a 91 stall surface parking lot, gated truck court with 15 dock doors, and associated improvements. The Project would require a zoning amendment for the southern portion of the parcel from Commercial Manufacturing, Emergency Shelter Overlay (C-M-ES) to Manufacturing Park with a 100,000 square-foot minimum lot size and an Emergency Shelter Overlay (M-P-100ES) to be consistent with the northerly half of the parcel.

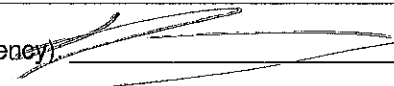
This is to advise that the City of Fullerton has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 2/3/26 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.cityoffullerton.com/government/departments/community-and-economic-development/planning-zoning/development-activity>

Signature (Public Agency): Title: Senior PlannerDate: 2/4/26

Date Received for filing at OPR: _____



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print	Signature	Save
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RECEIPT NUMBER:

30-02/04/2026-0080

STATE CLEARINGHOUSE NUMBER (If applicable)

2025110235

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FULLERTON	LEAD AGENCY EMAIL	DATE 02/04/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000127	
PROJECT TITLE CEDARWOODS FULLERTON PROJECT		

PROJECT APPLICANT NAME LTCGG LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 738-6878
PROJECT APPLICANT ADDRESS 13925 CITY CENTER DR SUITE 200	CITY CHINO HILLS	STATE CA
		ZIP CODE 91706

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$ 4,227.50 \$ _____
☒ Mitigated/Negative Declaration (MND)(ND) \$ 3,043.75 \$ 3,043.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,437.25 \$ _____

☐ Exempt from fee
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
☒ County documentary handling fee \$ 50.00 \$ 50.00
☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 3,093.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Esmeralda Ventura Deputy Clerk
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